

APPENDIX M

**PROPOSED AND PENDING PROJECTS IN
THE CITY OF SANTA CLARA AND SAN JOSE**

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PENDING AND APPROVED PROJECTS IN THE CITY OF SANTA CLARA AND SAN JOSE

<p style="text-align: center;">Table 1 City of Santa Clara-Pending and Approved Development Projects (2003-2005)</p>		
Planning File #	Proposed Project	Status as of February 2006
PLN2005-04881 & 04882	Planned development permit for condos and 5 industrial units on a 1.62 acre site. This project is located 5.5 miles northwest of the project site.	Approved in June 2005; construction completed.
PLN2005-05042	Proposed merger of 12 lots into 1 parcel at Santa Clara University campus. This project is located 2.1 miles north of the project site.	Approved in June 2005; under construction.
PLN2004-04630 & 04704	General Plan Amendment, rezoning, and subdivision map for proposed construction of 6 single family detached residences on a 0.54 acre site. This project is located 3.2 miles northwest of the project site.	Approved in February 2005; construction anticipated to begin in August 2006.
PLN2003-03842 & PLN2004-04388	Amend a planned development permit and tentative map for development of a mixed use project consisting of retail and 32-unit condo conversion on a 0.81 acre site (prior approval was for 30 apartments). This project is located 2 miles north of the project site.	Approved in January 2005; no building permits requested as of yet; proposed construction date unknown.
PLN2004-04682	Proposed conversion of 10 existing apartments into condos on a 0.35 acre site. This project is located 2.2 miles north of the project site.	Approved in January 2005; construction completed.
PLN2004-0688	Santa Clara University proposed to develop a 32-unit residential facility with subgrade and surface parking on a 1.81 acre site. This project is located 2.1 miles north of the project site.	Approved in February 2005; currently under construction.

<p align="center">Table 1 City of Santa Clara-Pending and Approved Development Projects (2003-2005)</p>		
Planning File #	Proposed Project	Status as of February 2006
PLN2004-04467	Proposed construction of 16 attached townhomes on a 0.65 acre site. This project is located 2.6 miles west of the project site.	Approved in November 2004; currently under construction.
PLN2004-04707	Proposed construction of 31 single family homes and 2 duplexes on a 2.43 acre site. This project is located 2.8 miles west of the project site.	Approved in March 2005; construction anticipated to begin in Summer 2006.
PLN2004-04467	Subdivision map for a previously approved 14-unit planned development on a 0.63 acre site. This project is located 2.6 miles west of the project site.	Approved in January 2005; construction completed.
PLN2004-04479	Rezoning to allow the construction of 19 townhomes and renovation of an existing historic building on a 1.08 acre site. This project is located 1.8 miles north of the project site.	Approved in January 2005; currently under construction.
PLN2004-04771	Construction of a mixed use building (retail and storage) on a 0.85 acre site. This project is located 5.3 miles north of the project site.	Approved in January 2005; currently under construction.
PLN2004-04489 & 04490	Proposed construction of 10 new attached single family units on a 0.52 acre site. This project is located 4.6 miles northwest of the project site.	Approved in August 2004; currently under construction.
PLN2003-03536	Proposed construction of 4 condo units on a 0.16 acre site. This project is located 2.3 miles north of the project site.	Approved in August 2004; no construction proposed as of yet.
PLN2004-04583	Proposed construction of 3 new attractions within Great America Theme Park. This project is located 9.9 miles north of the project site.	Approved in September 2004; currently under construction.
PLN2004-04467 & 04471	Proposed construction of 16 townhome units on a 0.65 acre site. This project is located 2.6 miles west of the project site.	Approved in September 2004; currently under construction.
PLN2003-03898	Proposes baseball stadium with 160 seats and onsite parking on 6.6 acres. This project is located 2.7 miles northeast of the project site.	Approved in May 2004; currently under construction.

Table 1 City of Santa Clara-Pending and Approved Development Projects (2003-2005)		
Planning File #	Proposed Project	Status as of February 2006
PLN2004-04127	Proposed 32,545 square foot (sf) auto dealership with outdoor display and full service auto shop. This project is located 1.8 miles west of the project site.	Approved in May 2005; estimated construction start date is June 2006.
PLN2003-04018	Proposed construction of 14 townhomes and 1 common parcel on a 1.13 acre site. This project is located 3.4 miles northwest of the project site.	Approved in June 2004; currently under construction.
PLN 2004-04134 & PLN2003-03749	Planned development of retail space and 62 residential units (totaling 74,912 sf) on a 2.93 acre site. This project is located 1.4 miles west of the project site.	Approved in February 2003; currently under construction.
PLN 2003-03926	Proposed construction of 36 single-family detached units and 1 four-plex unit on portion of a 9.2 acre site. This project is located 4.1 miles northwest of the project site.	Approved in February 2003; construction is nearly completed.
PLN 2003-03896	Proposed construction of 306-unit multi-family units on a 6.8 acre site. This project is located 2.7 miles northeast of the project site.	Approved in March 2004; currently under construction.
PLN2003-03865	Proposed water park attraction. This project is located 5.9 miles north of the project site.	Approved in October 2003; construction completed.
PLN2003-0859	Proposed 3-level auto dealership and service building on a 2.63 acre site. This project is located 0.2 miles south of the project site.	Approved in October 2003; construction completed.
PLN2003-03964 & 03962	Proposed development of 112 attached townhomes on a 14.0 acre site. This project is located 8 miles north of the project site.	Approved in December 2003; construction completed.
PLN2003-03207, 03427, & 03431	Proposed development of up to 430 attached townhomes and condos on a 15.85 acre site. This project is located 8 miles north of the project site.	Approved in September 2003; construction nearly complete.
PLN2003-03456	Proposed construction of a 9,100 sf 4-unit townhome project on a 0.21 acre site. This project is located 2.9 miles northwest of the project site.	Approved in April 2003 but project is on hold; revised ARC submitted to City in 2005 and currently under consideration.

Table 1 City of Santa Clara-Pending and Approved Development Projects (2003-2005)		
Planning File #	Proposed Project	Status as of February 2006
PLN2003-03540	Proposed construction of a 15,770 sf church with office, classroom, and assembly uses on a 0.91 acre site. This project is located 1.3 miles west of the project site.	Approved in April 2003; no construction as of yet.
PLN2003-03567	Proposed construction of a 2,260 sf full-service restaurant within existing Rivermark Plaza. This project is located 5.8 miles north of the project site.	Approved in April 2003; construction complete.
PLN2003-03515	Proposed construction of a 4-unit townhome project (8,100 sf) on a 0.17 acre site. This project is located 2.1 miles northwest of the project site.	Approved in May 2003; construction complete.
PLN2003-03639	Proposed construction of a 5,656 sf full-service restaurant within Valley Fair Shopping Center. This project is located 0.5 miles southeast of the project site.	Approved in June 2003; construction complete.
PLN2002-03315	Proposed construction of a 1,410 sf Premier pizza restaurant and full bar. This project is located 5.8 miles north of the project site.	Approved in January 2003; construction complete.
PLN2002-03310	Proposed construction of 3 single family residences (totaling 7,400 sf) on a 0.17 acre site. This project is located 6.8 miles north of the project site.	Approved in February 2003; construction complete.
PLN2003-03463	Proposed construction of a 4-unit townhome (9,100 sf) on a 0.21 acre site. This project is located 2.9 miles northwest of the project site.	Approved in April 2003; construction not completed.
PLN2005-05194	Proposed 17,200 sf animal care and sheltering facility (Silicon Valley Authority) on a 1.27 acre site. This project is located 5.7 miles north of the project site.	Approved August 2005; proposed construction start date is June 2006.
PLN2002-03294 PLN2004-04758	Planned development to construct 6 single family residences on a 0.39 acre site. This project is located 6 miles north of the project site.	Approved August 2005; construction complete.

Table 1 City of Santa Clara-Pending and Approved Development Projects (2003-2005)		
Planning File #	Proposed Project	Status as of February 2006
PLN2005-05237	Proposed construction of a 5,098 sf McDonald's restaurant facility and drive through on a 1.32 acre site. This project is located 5.5 miles northwest of the project site.	Approved September 2005; proposed construction start date is May 2006.
PLN2005-05349	Proposed construction of new rollercoaster within Great America Theme Park. This project is located 9.9 miles north of the project site.	Approved in October 2005; currently under construction.
PLN2005-05375	Proposed construction of a 40 unit condo subdivision on a 1.64 acre site. This project is located 2.1 miles northwest of the project site.	Approved in December 2005; proposed construction start date is April 2006.
PLN2005-04924	Proposed construction of 27 detached residences and 1 retail building on a 2.38 acre site. This project is located 5.8 miles north of the project site.	Approved in December 2005; proposed construction start date is August 2006.
NOTES: sf = square feet Source: Gloria Sciara, AICP, Acting Principal Planner, City of Santa Clara. 2-17-06.		

Table 2 City of San Jose-Pending Development Permit Applications (2003-2005)		
Permit #	Proposed Project	Status as of 12/21/05
Council District 1		
T05-014	Tentative Condominium Map Permit to reconfigure three parcels into one lot for 948 single-family attached residences on a 32.116 gross acre site. This project is located 1.7 miles southwest of The project site.	Review Letter Sent
Council District 2		
PD05-079	Planned Development Permit to construct 15 affordable multi-family attached residences on a 0.35 gross acre site (Edenvale Supportive Housing). This project is located 13.5 miles southeast of The project site.	Review Letter Sent

Table 2
City of San Jose-Pending Development Permit Applications (2003-2005)

Permit #	Proposed Project	Status as of 12/21/05
Council District 3		
PD04-027	Planned Development Permit to construct 100 single-family attached residences on a 4.3 gross acre site (Bernal Park Townhomes). This project is located 4.4 miles northeast of the project site.	Recommend Approval w/ Conditions
PD05-035	The Virginia Terrace Development project has been approved and includes construction of 147 single-family attached residences on a 3.69 gross acre site. This project is located 5.1 miles east of the project site.	Recommended Approval
PD05-063	Planned Development Permit to construct 119 single-family attached residences on a 3.1 gross acre site. This project is located approximately 5 miles northeast of The project site	Review Letter Sent
PD05-064	Planned Development Permit to construct 43 single-family attached residences on a 0.63 gross acre site. This project is located 3.8 miles northeast of The project site.	Notice Sent
PD05-068	Planned Development Permit to demolish existing structures and construct 44 single-family detached residences on a 2.85 gross acre site. This project is located 3.9 miles northeast of The project site.	Notice Sent
H05-029	Site Development Permit to construct 186 single-family attached residences and ~20,500 square feet of ground-floor commercial space on a 1.51 gross acres site (Park View Towers). This project is located 3.7 miles northeast of The project site.	Review Letter Sent
H05-037	Site Development Permit to construct a residential and commercial building for a total of 495,204 square feet, which includes approximately 203 attached residential units and 11,180 square feet of commercial uses in a 23-story high-rise structure, on a 1.02 gross acre site (Heritage Mixed Use Development). This project is located 3.8 miles east of The project site.	Notice Prepared
PT05-077	Planned Tentative Map Permit to reconfigure 2 parcels into 2 lots for 242 residential condominiums on 3.18 gross acre site. This project is located 5.4 miles southeast of The project site.	Review Letter Sent
PT05-081	Planned Tentative Map Permit to reconfigure two parcels into 23 lots for 119 single-family attached residential uses on a 3.1 gross acre site. This project is located 5.2 miles northeast of The project site.	Review Letter Sent

Table 2
City of San Jose-Pending Development Permit Applications (2003-2005)

Permit #	Proposed Project	Status as of 12/21/05
PT05-082	Planned Tentative Map Permit to reconfigure one parcel into one lot for 43 single-family attached residences on a 0.63 gross acre site. This project is located 3.8 miles northeast of The project site.	Notice Prepared
PT05-088	Planned Tentative Map Permit Map to subdivide four parcels into 54 lots for 44 single-family detached residences on a 2.85 gross acre site. This project is located 3.8 miles northeast of The project site.	Recommended Approval
PT05-090	Planned Development Tentative Map Permit to subdivide four lots into 11 lots for 10 single-family attached residences on a 0.47 gross acre site. This project is located 4.7 miles east of The project site.	Review Letter Sent
Council District 4		
PD03-063	Planned Development Permit to construct 107 single-family detached residences on a 14.0 gross acre site. This project is located 6.6 miles southwest of The project site.	Recommended Approval
PD03-075	Planned Development Permit to construct 12,238 square feet for private school uses (CHALLENGER SCHOOL) on a 7.23 gross acre site. This project is located 5 miles northeast of The project site.	Review Letter Sent
PD03-081	Planned Development Permit to allow the existing Zanker Road landfill to increase its daily tonage from 1,300 tons per day to 2,600 tons per day and to permit the off-haul of residual waste off-site. This project is located 11 miles north of The project site.	Recommended Approval
PD04-035	Planned Development Permit to construct 6 single-family detached residences on a 0.41 gross acre site. This project is located 5.6 miles east of The project site.	Under Review
PD04-069	Planned Development Permit to construct 6 single-family detached residences on a 0.421 acre site. This project is located 6.3 miles northeast of The project site.	Notice Prepared
PD05-001	Planned Development Permit to allow an increase in Generating Capacity at an energy facility and an 18,600 square foot addition to an existing energy facility (Los Esteros Critical Energy Facility) on a 34 gross acre site. This project is located 9.6 miles north of The project site.	Review Letter Sent
PD05-044	Planned Development Permit to construct 98 single-family attached residences on a 4.8 gross acre site. This project is located 6.7 miles northeast of The project site.	Recommended Approval

Table 2
City of San Jose-Pending Development Permit Applications (2003-2005)

Permit #	Proposed Project	Status as of 12/21/05
PD05-069	Planned Development Permit to construct six single-family detached residences on a 9.833 gross acre site. This project is located 9.2 miles northeast of The project site.	Notice Prepared
PD05-074	Planned Development Permit to construct 46 single-family attached residences on a 2.0 gross acre site. This project is located 9.9 miles northeast of The project site.	Review Letter Sent
PD05-075	Planned Development Permit to construct 199 single-family attached residential units and retain 2 existing single-family residences on a 10.9 gross acres site. This project is located 8 miles northeast of The project site.	Review Letter Sent
PD05-084	Planned Development Permit to demolish existing structures and construct 104 single-family attached residential units on a 4.0 gross acre site. This project is located 8.1 miles northeast of The project site.	Review Letter Sent
PD05-089	Planned Development Permit to construct 53 single-Family attached residences on a 2.82 gross acres site. This project is located 7.6 miles northeast of The project site.	Under Review
H05-052	Site Development Permit to demolish all existing structures and construct about 21,504 square foot building for warehouse and office uses (Service Road Warehouse). This project is located 5.1 miles northeast of The project site.	Review Letter Sent
H05-053	Site Development Permit to construct five buildings totaling of 208,000 square feet for research and development office use on a 6.804 gross acre site (Cadence Building 10). This project is located 7.5 miles northeast of The project site.	Review Letter Sent
T05-095	Tentative Condominium Map Permit to reconfigure 1 parcel into 1 lot for up to 41 industrial park condominium units on a 3.39 gross acre site. This project is located 6.8 miles northeast of The project site.	Notice Prepared
GP05-04-08	General plan amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Transit Employment Residential Overlay (55+ DU/AC) on approximately 13 acres, and General Commercial on approximately 3 acres on a 16-acre site. This project is located 7.7 miles north of The project site.	Review Letter Sent

Table 2
City of San Jose-Pending Development Permit Applications (2003-2005)

Permit #	Proposed Project	Status as of 12/21/05
Council District 5		
PD03-058	Planned Development Permit to construct three 2-story buildings for a total of 23,075 square feet as religious assembly and private school uses on a 3.987 gross acre site. This project is located 10.3 miles northeast of The project site.	Review Letter Sent
PD04-008	Planned Development Permit to construct 159 single-family attached residences on a 2.3 gross acre site (Jackson Park). This project is located 8.8 miles northeast of The project site.	Recommended Approval
PD04-071	Planned Development Permit to demolish three single-family detached residences and construct 80 single-family attached residences on a 1.44 gross acre site. This project is located 7.2 miles northeast of The project site.	Review Letter Sent
PD04-095	Planned Development Permit to construct 15 single-family detached residences on a 2.18 gross acres site. This project is located 10 miles northeast of The project site.	Recommended Approval w/ Conditions
PD05-061	Planned Development Permit to construct 12 single-family detached residences on a 3.19 gross acre site. This project is located 10.9 miles northeast of The project site.	Notice Prepared
PD05-067	Planned Development Permit to construct 18 single-family detached residences on a 2.66 gross acre site. This project is located 10.9 miles northeast of The project site.	Recommended Approval w/ Conditions
PD05-078	Planned Development Permit to construct 86 affordable multi-family attached residential units on a 2.19 gross acre site. This project is located 7.2 miles northeast of The project site.	Review Letter Sent
PDA04-090-01	Planned Development Permit Amendment to allow off-site parking for a proposed Medical Office Building on a 34.4 gross acres site. Distance from This project is unknown.	Recommended Approval
H03-037	Site Development Permit to construct two buildings for a total of 8,392 square feet for retail and office uses on a 0.533 gross acre site. This project is located 8.3 miles northeast of The project site.	Review Letter Sent
H03-041	Site Development Permit to construct 30,628 square foot building for medical office uses on a 1.75 gross acre site. This project is located 7.4 miles northeast of The project site.	Review Letter Sent
H03-045	Site Development Permit to construct 2,100 square feet of medical office building on a 0.19 gross acre site. This project is located 7.7 miles northeast of The project site.	Recommended Approval

Table 2
City of San Jose-Pending Development Permit Applications (2003-2005)

Permit #	Proposed Project	Status as of 12/21/05
H04-020	Site Development Permit to construct 4,545 square foot addition, and allow exterior modifications and remodeling to existing 10,743 square foot building for retail uses on a 1.165 gross acre site. This project is located 8.3 miles northeast of The project site.	Review Letter Sent
H04-036	Site Development Permit to construct 17,000 square feet of commercial use on a 1.38 gross acre site. This project is located 9.8 miles northeast of The project site.	Notice Prepared
H04-054	Site Development Permit request to allow a 10,586 square foot building for retail and office uses on a 0.51 gross acre site. This project is located 7.8 miles northeast of The project site.	Recommended Approval w/ Conditions
H05-038	Site Development Permit to demolish 2 existing single-family residences, construct 8,018 square feet for retail commercial uses, and allow site improvements for an existing restaurant on a 1.0 gross acre site (De La Torre Retail/Commercial Building). This project is located 9.2 miles northeast of The project site.	Under Review
H05-054	Site Development Permit to demolish existing structure and construct approximately 6,173 square feet of office building on a 0.48 gross acre site (Alum Rock Plaza). This project is located 6.9 miles northeast of The project site.	Review Letter Sent
Council District 6		
PD03-079	Planned Development Permit to construct 383 single family attached residences on a 12.4 gross acre site. This project is located 3 miles east of The project site.	Notice Prepared
PD05-009	Planned Development Permit to construct 19 single-family detached residences on a 3.3 gross acre site. This project is located 6 miles southeast of The project site.	Review Letter Sent
PD05-057	Planned Development Permit to construct 122 single-family attached live/work lofts and 3,000 square foot retail commercial space on a 1.89 gross acres site (Park Avenue Lofts). This project is located 2.9 miles east of The project site.	Under Review
PD05-062	Planned Development Permit to construct 46 single-family attached residences on a 2.2 gross acre site. This project is located 3.3 miles southeast of The project site.	Review Letter Sent

Table 2
City of San Jose-Pending Development Permit Applications (2003-2005)

Permit #	Proposed Project	Status as of 12/21/05
PD05-066	Planned Development Permit to construct 228 condominiums and apartments at Santana Row on a 4.095 gross acre site. This project is located 0.7 miles south of The project site.	Review Letter Sent
PD05-092	Planned Development Permit to construct 10 single-family detached residences on a 1.0 gross acre site. This project is located 5 miles southeast of The project site.	Under Review
PD05-094	Planned Development Permit to construct 56 single-family attached residences on a 2.33 gross-acre site. This project is located 6.6 miles southeast of The project site.	Pending
H05-059	The Cross Villa Development project proposes to construct 10 single-family attached residences (previously approved permit H00-025 has expired) on a 0.34 gross acre site. This project is located 6.2 miles southeast of The project site.	Pending
Council District 7		
PD04-055	Planned Development Permit to construct two buildings for 3,534 square feet for car wash and retail kiosk uses and 3,200 square foot canopy area for gas station use, and allow operation after midnight and drive-through car wash on a 0.78 gross acre site. This project is located 7.4 miles southeast of The project site.	Review Letter Sent
PD04-092	Planned Development Permit to construct 30 single-family detached residences on a 3.49 gross acres site. This project is located 8 miles southeast of The project site.	Recommended Approval
PD05-016	Planned Development Permit to allow grading and construction of 279,200 square feet for commercial condominiums on a 19.59 gross acre site. This project is located 6.9 miles east of The project site.	Review Letter Sent
PD05-046	Planned Development Permit to construct 15 single-family attached residences on a 1.1 gross acre site (previously approved permit PD02-012 expired). This project is located 6.5 miles east of The project site	Notice Prepared
PD05-056	Planned Development Permit to construct 80 single-family attached residences on a 5.65 gross acres site. This project is located 8.9 miles southeast of The project site.	Review Letter Sent
PD05-058	Planned Development Permit to construct approximately 615,571 square feet of commercial buildings for retail/office uses on a 55.4 gross acre site. This project is located 7.6 miles southeast of The project site.	Review Letter Sent

Table 2
City of San Jose-Pending Development Permit Applications (2003-2005)

Permit #	Proposed Project	Status as of 12/21/05
PD05-065	Planned Development Permit to construct 58,555 square feet of industrial and commercial support uses on a 3.86 gross acre site (Senter & Quinn Retail Plaza). This project is located 7.3 miles southeast of The project site.	Review Letter Sent
PD05-077	Planned Development Permit to construct 969 single-family attached residences and 18,000 square feet for retail commercial uses, and demolish existing structures on a 29.5 gross acre site (Montecito Vista Urban Village). This project is located 8.3 miles southeast of The project site.	Review Letter Sent
H05-042	Site Development Permit for an approximately 13,821 sq.ft. 2-story retail/office building on a 0.88 gross acre site. This project is located 6.6 miles east of The project site.	Review Letter Sent
H05-056	Site Development Permit to demolish some of existing retail buildings and construct about 43,669 square feet of retail space at an existing retail shopping center on a 4.37 gross acre site (Grocery Outlet). This project is located 7.6 miles southeast of The project site.	Pending
Council District 8		
PD05-088	Planned Development Permit to allow grading, removal of 22 ordinance size trees and 78 non-ordinance size trees, and construction of 25 single-family detached residences on a 14.8 gross acre site. This project is located 13.4 miles southeast of The project site.	Under Review
Council District 9		
PD03-038	Planned Development Permit to allow 299 multi-family attached residences, approximately 168,184 square feet of commercial uses, and to allow an existing nightclub (Cardinal) and 24-hour uses (Cardinal, Rite-Aid and Albertson's) on a 20.86 gross acre site. This project (Hacienda Gardens Commercial & Condo Development) is located 5.9 miles southeast of The project site.	Recommended Approval
PD05-082	Planned Development Permit to construct 202 single-family residences, consisting of 86 detached and 116 attached units, on a 12.4 gross-acre site and a minimum one-acre park. This project is located 6.9 miles south of The project site.	Under Review
PD05-083	Planned Development Permit to demolish one existing single-family house with accessory structures and construct six single-family detached residences on a 0.74 gross acre site. This project is located 4.5 miles south of The project site.	Under Review

Table 2 City of San Jose-Pending Development Permit Applications (2003-2005)		
Permit #	Proposed Project	Status as of 12/21/05
PDA02-055-02	Planned Development Permit Amendment to install a 1,600 square foot prefabricated building at an existing hospital site on a 20.77 gross acres site. This project is located 7.5 miles south of The project site.	Under Review
Council District 10		
PD03-080	Planned Development Permit to construct 32 single-family attached residences on a 1.42 gross acre site. This project is located 11 miles southeast of The project site.	Review Letter Sent
PD04-043	Planned Development Permit to allow construction of a new 5,200 square foot retail/commercial building in an existing commercial shopping center on a 0.53 gross acre site. This project is located 8.4 miles southeast of The project site.	Recommended Approval
PD05-010	Planned Development Permit to construct 25 single-family detached residences on a 5.74 gross acre site. This project is located 11.6 miles southeast of The project site.	Notice Sent
PD05-091	Planned Development Permit to construct up to 5 single-family detached residences on a 0.82 gross acre site. This project is located 11.5 miles southeast of The project site.	Under Review
PDA02-025-01	Planned Development Permit Amendment to allow construction of an equipment building, a cooling tower, a mechanical building, and a generator enclosure for a total of 1,542 square feet on a 5.22 gross acre site. This project is located 10.4 miles southeast of The project site.	Recommended Approval
Source: City of San Jose. http://www.sanjoseca.gov/planning/dev_review/pending.asp .		